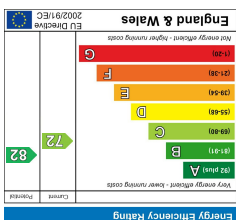


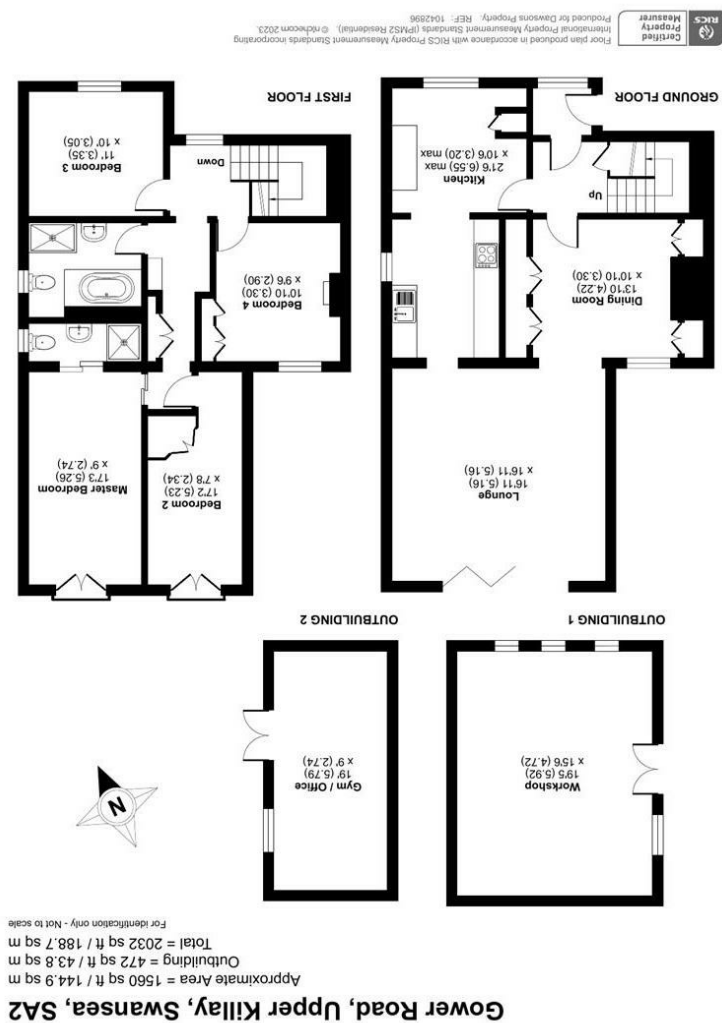
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



762 Gower Road
Upper Killay, Swansea, SA2 7HQ
Offers Around £525,000



GENERAL INFORMATION

***** NO CHAIN *****

Sitting on the fringes of the Gower Peninsula, an area of outstanding natural beauty, is this extended 4-bedroom semi-detached home. Situated in the quiet village of Upper Killay, it offers easy access to the many beaches of Gower, including the award winning Three Cliffs Bay, whilst also being a short distance from Killay Shopping Precinct and a further short drive away from the City Centre. The ground floor accommodation hosts a light entrance porch into the hallway, which leads through to a dining room with concealed bespoke home office workstation and original fireplace. Also accessed from the hallway are the kitchen and an impressive light and airy lounge with log burner and bi-fold doors opening the full width of the rear of the house onto a generous patio, offering the benefits of indoor-outdoor living. The first floor offers a master bedroom with Juliette balcony and an ensuite shower room and a second double bedroom with a Juliette balcony. Both overlook the extensive garden with countryside views. Also on this floor are two further double bedrooms and a modern four piece bathroom. The extensive rear garden with established trees and shrubs and a large lawn is perfect for keen gardeners and families, boasting a beautiful sit out patio, a garden building currently utilised as a gym and a further workshop. It has beautiful uninterrupted panoramic views over fields, Gower and in the distance the Brecon Beacons. The property is located in the catchments for the sought after Cila Primary and Olchfa Comprehensive schools. Viewing is highly recommended to appreciate all this property has to offer. EPC - C. Council Tax Band - D. Tenure - Freehold

FULL DESCRIPTION

Ground Floor

Entrance Porch

The property is entered via a composite door. Double glazed window to the front. Radiator. Tiled floor. Door into:

Hallway

Stairs leading up to the first floor landing. Radiator. Engineered oak flooring. Door into under stairs cupboard with porcelain slate effect floor tiles, radiator and electric socket. This currently houses a tumble dryer. Door into dining room. Door into:

Kitchen

21'6" max x 10'6" (6.55m max x 3.20m)
Fitted with a solid wood kitchen with wall and base units and a solid wood work top. Inset single bowl stainless steel sink unit with drainer and mixer tap. Integrated appliances comprising electric oven, gas hob with extractor hood over, fridge freezer, under counter fridge and dishwasher. Partly tiled walls. Engineered oak flooring. Double glazed window to the front. Double glazed obscure glass window to the side. Bespoke pocket door through to:

Lounge

16'11" x 16'11" (5.16 x 5.16)
Free standing duel fuel burner. Bespoke book shelves. Radiator. Porcelain slate effect floor tiles. Aluminium framed bi-fold doors leading out onto the rear garden. Bespoke pocket door through to:



Dining Room
13'10" x 10'10" (4.22m x 3.30m)
Double glazed window to the rear. Custom built oak veneer storage unit housing desk/work station. Original inset arched fireplace. Built-in alcove cupboards. Radiator. Engineered oak flooring.

First Floor

Landing
Double glazed window to the front. Built-in storage cupboard. Loft access hatch. Wood effect flooring. Doors into:

Master Bedroom
17'3" x 9'0" (5.26m x 2.74m)
Double glazed French doors to the rear leading out onto a glass Juliette balcony with panoramic views. Vertical radiator. Wood effect flooring. Door into:

Ensuite Shower Room
Three piece suite comprising low level WC, wash hand basin fitted into a vanity unit and shower enclosure with rainfall shower. Fully tiled walls. LVT wood effect flooring. Double glazed obscure glass window to the side.

Bedroom Two
17'2" x 7'8" (5.23m x 2.34m)
Double glazed French doors leading out onto a glass Juliette balcony with panoramic views. Built-in wardrobe. Vertical radiator. Wood effect flooring.

Bedroom Three
10'10" x 9'6" (3.30m x 2.90m)
Double glazed window to the front. Original feature fireplace. Radiator. Wood effect flooring.

Bedroom Four
11'0" x 10'0" (3.35m x 3.05m)
Double glazed window to the rear. Built-in wardrobes. Original feature fireplace. Radiator. Stripped floorboards.

Family Bathroom
Four piece suite comprising low level WC with concealed cistern, wash hand basin, double ended bath and walk-in rainfall shower with additional hand held shower. Vertical radiator. Partly tiled walls with feature illuminated display shelf. LVT wood effect flooring. Double glazed obscure glass window to the side.

Externally

Front
A garden laid to lawn with a pathway leading to the front door and a driveway providing parking for two vehicles. Double gates giving access to:

Rear
A large garden laid to lawn with border hedges, numerous fruit trees and a decorative raised bed. Limestone riven finish patio. A covered sit out decked area to the rear with uninterrupted panoramic views over fields, Gower and in the distance The Brecon Beacons. Outbuilding used for storage. Doors into:

Workshop
19'5" x 15'6" (5.92m x 4.72m)
Four double glazed windows. Electric lights and sockets

Gym/Office
19'0" x 9'0" (5.79m x 2.74m)
Double glazed patio door and window. Electric sockets. Wood effect flooring. Loft storage.

